

**Brazosport Independent School District
Long Range Facilities Planning Committee Meeting
April 10, 2014**

MINUTES

MEETING DATE: April 10, 2014

The LRFPCM met at 6:00 p.m., April 10, 2014, at the T.W. Ogg Elementary School Library, 208 Lazy Lane, Clute, Texas, with the following members present:

Committee Members Present:

Marla Cole-Andrews	Casey Cundieff	Mary Guilherme	Adam Handley
Anna Karamian	Jim Koch	Drew Lindsey	Jim Martin
Terry McCollough	Duane Rayburn	Johnnie Redden	Gerald Roznovsky
David Stephenson	June Strambler	Melissa Strawn	John Trahan
William Tidwell	Mike Vandaveer	Kirk Willson	

BISD Staff Members Present:

Monty Burger	John Craig	Eddie Damian	Ron Damian
Irenna Garapetian	Nancy Gardner	Karin Holacka	Clint Kocurek
Danny Massey	Sandra McCoy-Jackson	Laura Morris	Dan Schaefer

Guest/Visitor:

Scott Schwertner

Items Discussed

- 1) Please refer to the attached PowerPoint printout for the outline of the meeting presentation.
- 2) Selections of the committee chairman (Jim Martin) and committee secretary (Mary Guilherme) were made and approved, with unanimous votes from the committee.
- 3) General background district information was reviewed, including district maps. Additionally, a current district feeder pattern diagram was reviewed, with further information to be added (building age and number of students at each campus).
- 4) The remainder of the meeting covered the subject of facility assessments. A team from Corgan, along with their consultants (MEP, Roofing, and Kitchen Equipment) have been assessing all BISD campus for the past few weeks, having nearly completed all the site visits. The team is currently documenting the data, and assigning ratings of conditions covering Site, Building Exterior, Building Interior, Educational Adequacy, and Building Capacity. Ratings are on a scale of 1(good) to 5 (failure).

Three factors are considered in evaluations: Condition, Perception, and Educational Adequacy.

The goal of an assessment is to: Provide an objective and technical analysis of the physical condition of the BISD facilities, assess the ability of each BISD school to adequately support the BISD educational mission, and evaluate in light of the Board's Guiding Principles.

Building systems cost of investment was reviewed. This is historical data noting individual line items which make up the overall construction of a new building, defining a percentage of overall building cost per item.

Life cycle expectations were reviewed, noting the typical life expectancy of building components.

The Facility Condition Index (FCI) was defined as a ratio of deferred maintenance cost to replacement costs. The FCI calculates the costs to repair a facility versus the cost to replace. Generally, once a rating of 4.25 (on a scale of 1-5) is exceeded, it is more cost efficient to replace a facility instead of repairing, renovating, or expanding it.

A completed assessment for Beutel Elementary was reviewed in detail. All building systems/components were reviewed and rated by Corgan and their consultants. Due to the buildings age, condition, layout for educational adequacy, security concerns, and other issues discussed, the campus was rated at 4.42 which identifies the school as a candidate for replacement.

- 5) Design, Functional, and Actual Capacity were defined and discussed. Design assumes each room to be full at all times during the day, Functional takes into account how the building is utilized, and Actual is the specific enrollment number reported on the most recent PEIMS data.
- 6) Educational Adequacy was explained, noting how well the school is equipped for today's education. Adequacy is determined by many factors including capacity, technology, room arrangement, collaborative spaces, program space, media center functionality, science labs, playground/athletic facilities, CTE spaces, and spaces for intervention.
- 7) The status of the demographic study was noted as nearly complete. Presentation of the study will be the main agenda item at the next meeting. Preliminary projections show enrollments beginning to increase over the next 2-3 years, 2400 single family lots in planning stages, reversing the current trend of student population losses every year since 2005-2006.
- 8) The subject of 21st century learning environments was discussed, and examples shown. The central theme is collaboration and teamwork, use of technology, and real world relevance. Specific ideas of Flipped Classrooms and Project Based Learning were reviewed.
- 9) Various types of Career and Technical Education (CTE) facilities were presented including full day, half day, pull out magnet programs, as well as collaborative programs with higher education entities.
- 10) The overall schedule for the potential bond election was revisited, noting the progress made to date with visioning, assessments, demographics, and committee work. Future meeting dates were reviewed with meetings in May possibly being changed. The extent of the 04-26-14 bus tour of all BISD facilities was discussed, noting that it probably would not be possible to visit all campuses in one day. Committee member names will be provided to schools should any members wish to tour on their own to supplement the tour groups.
- 11) What makes a building "historical" was questioned? There are four categories to historical buildings.
 1. Important event happened there.
 2. Famous person went there.
 3. Architectural significance
 4. Important to "us."
- 12) Future Meetings Dates
 - Thursday, April 24, 2014 (BWood 9th Grade Campus, BUC Room)
 - Saturday, April 26, 2014 (Bus Tour)
 - Wednesday, May 14, 2014
 - Tuesday, May 27, 2014
 - Thursday, June 12, 2014

There being no further business, the meeting adjourned at 7:38 p.m.

Approved:

Jim Martin, LRFP Committee Chairperson

Mary Guilherme, LRFP Committee Secretary

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT

Long Range Facilities Planning Committee
2014 Bond Program
Meeting #2

April 10, 2014



AGENDA

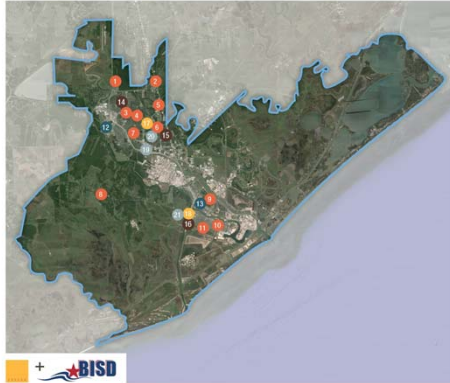
- Welcome and Introduction of Chair and Secretary
- Background Information: Maps and Feeder Patterns
- Presentation on Facility Assessment Methods and Sample Form
- Definitions and Discussion:
 - Capacity
 - Demographic Report
 - 21st Century Learning
 - Career and Technical Education
- Master Schedule/Meeting overview
- Meeting Schedule

INTRODUCTIONS

- Chairperson
- Secretary

Background Information

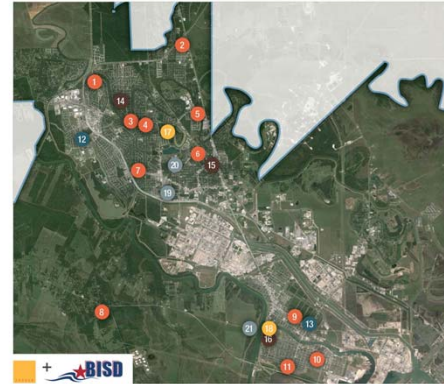
CURRENT DISTRICT MAP (OVERALL)



BRAZOSPORT ISD

- ELEMENTARY SCHOOLS**
1. Bess Brannen Elementary
 2. Gladys Polk Elementary School
 3. Elisabet Ney Elementary School
 4. A.P. Beutel Elementary School
 5. Madge Griffin Elementary School
 6. T.W. Ogg Elementary
 7. O.M Roberts Elementary School
 8. Stephen F. Austin Elementary School
 9. Velasco Elementary School
 10. O.A. Fleming Elementary School
 11. Jane Long Elementary School
- MIDDLE SCHOOLS**
12. Grady Rasco Middle School
 13. R. O'Hara Lanier Middle School
- INTERMEDIATE SCHOOLS**
14. Lake Jackson Intermediate School
 15. Clute Intermediate School
 16. Freeport Intermediate School
- HIGH SCHOOLS**
17. Brazoswood High School
 18. Brazosport High School
- ADDITIONAL FACILITIES**
19. Lighthouse Learning Center
 20. Support Facilities
 - Administration
 - Child Nutrition
 - Maintenance
 - Transportation
 21. Athletic Stadium

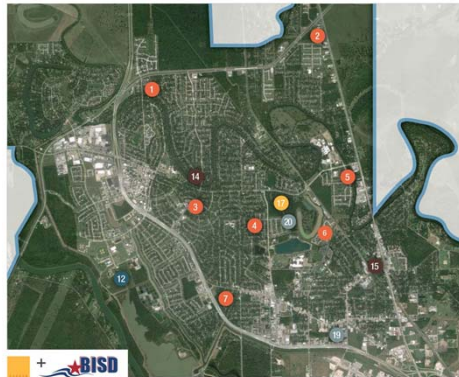
CURRENT DISTRICT MAP ZOOMED IN



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CURRENT DISTRICT MAP NORTHWEST
(BRAZOSWOOD FEEDER PATTERN)



**BRAZOSPORT ISD
NORTHWEST**

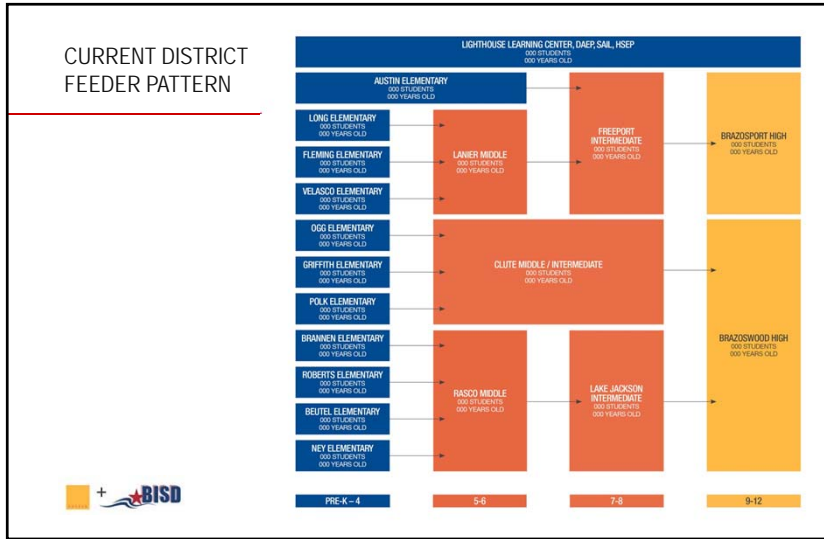
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 - Transportation

CURRENT DISTRICT MAP ZOOMED IN
(BRAZOSPORT FEEDER PATTERN)



**BRAZOSPORT ISD
SOUTHEAST**

- ELEMENTARY SCHOOLS**
8. Stephen F. Austin Elementary School
 9. Velasco Elementary School
 10. O.A. Fleming Elementary School
 11. Jane Long Elementary School
- MIDDLE SCHOOLS**
13. R. O'Hara Lanier Middle School
- INTERMEDIATE SCHOOLS**
16. Freeport Intermediate School
- HIGH SCHOOLS**
18. Brazosport High School
- ADDITIONAL FACILITIES**
21. Athletic Stadium



Facilities Assessment

- SCHOOL FACILITIES**
- School facilities are powerful indicators of community values and aspirations
 - They not only support the academic needs of the students they serve, but can also address the social, educational, recreational, and personal needs of the members of the broader community
 - Three factors to consider in evaluations:
 - Facilities Condition and Operational Adequacy
 - Facilities Perception
 - Educational Adequacy

- FACILITY CONDITION ASSESSMENT**
- “Facility Condition Assessment” is a term used to describe the process of an analysis of the condition of facilities district wide for age, structural integrity, site conditions and use, educational adequacy, local and federal code requirements, Texas Education Agency (TEA) requirements, life safety, accessibility, building systems, technology infrastructure.
 - Objectives:
 - Provide an **objective and technical analysis** of the physical condition of the Brazosport ISD facilities
 - Assess the ability of each Brazosport ISD school to adequately support the Brazosport ISD **educational mission**
 - Evaluate in light of the **Board’s Guiding Principles**

FACILITY CONDITION ASSESSMENT

SYSTEMS COST OF INVESTMENT AVERAGE PERCENTAGE OF OVERALL BUILDING COSTS

EXTERIOR		
Site/ Roads, Parking, Playground, Utilities		7%
INTERIOR		
Structure/ Foundations, Structural Frame, Walls		5%
Shell/ Exterior windows, Walls, Doors		10%
Roof		5%
BUILDING SYSTEMS		
Mechanical		12%
Electrical		10%
Plumbing		6%
Life Safety		5%
Technology		4%
		100%



LIFE CYCLE EXPECTATIONS

LIFE CYCLE EXPECTATIONS FOR BUILDING, PLANT, EQUIPMENT, SYSTEMS (All Designated in Maximum Expected Years of Service)

Mechanical		Electrical	
Boiler	25	Switchgear	30
Chiller	20	Transformer	30
Cooling Tower	25	Circuit / Outlets	20
Condenser	20	Lighting	20
Pumps	15	Motors	15
Instrumentation	10		
Ductwork	30	Plumbing	
Fans	15	Drinking Fountains	10
Coils	25	Water Heaters	20
Grilles	25		
RTU (Exterior)	15	Other	
Split Systems	10	Kitchen Equipment	15
Steel Pipe	25	Carpet	10-15
Copper Pipe	35	Paint	5
Cast Iron Pipe	35	Ceramic Tile	50
		Glazed Block	50
Life Safety		VCT	50
Fire Alarm	20	Roofing	10-15
Smoke / Heat Detector	10	Masonry	50
Fire Sprinkler System	25		

FACILITY CONDITION INDEX

- Facility Condition Index (FCI) is a benchmark metric to analyze the investment in facility improvements. The FCI is a ratio of deferred maintenance cost to replacement costs.
- The facility condition index calculates the costs to repair a facility versus the costs to replace.
- When the number exceeds 4.25 or 65%, the costs to replace with a new energy efficient facility that meets all BISD and TEA standards are less than repair, renovation and expansion.
- Ratings Scale:

1 = 0%-20%	Replacement Costs
2 = 21%-39%	Replacement Costs
3 = 40%-59%	Replacement Costs
4 = 60%-79%	Replacement Costs
5 = 80%-100%	Replacement Costs



SAMPLE PASSING ASSESSMENT


- Key Items:
 - 1-5 scale: 1 = pass / 5 = fail
 - 85% capacity is assumed full
 - A total score **above 4.25** is considered failing
 - All campuses are graded on a curve, with the best and poorest condition schools at opposite ends.

Elementary School EXECUTIVE SUMMARY

Percent Occupied: 77.2%

Total Score - 2.32

A.P. BEUTEL ELEMENTARY EXECUTIVE SUMMARY



Capacity Assessment		Percent Occupied: 108%	
Design Capacity	525	87% Capacity is assumed full	
Functional Capacity	515		
Current Enrollment	567		
Building Constructed: 1998			
Building Current Square Footage: 151,314			
Development Goals	Level	Full	
Site	Parking and Drives Sidewalks Landscaping/Irrigation Play Grounds ADA Accessibility Utilities/Drainage Site Lighting Security	Pass Fail	<p>NOTE: Score over 2 = Recommended Replacement</p> <p>Parking/paving areas all concrete with parking lines stripe. All least 3 handicapped sidewalk good condition, some replaced due to tree roots, roof drainage onto sidewalks, shade painted areas from bldg, not ideal for security. Maintenance needed at back. Fair condition, no safe fall material, previous ground material very decomposed. Some sidewalks ADA accessible, handicapped parking available. Drainage done through leveling. Significant water ponding. Minimal site lighting, minimal parking light poles, athletic field lighting. No entry accessible, roof access at front door, outside cannot get repaired, see, restore to floor. Paint/plaster peeling, cracks at brick. Mold/algae growth at exterior. Describe overall condition of Foundation & structure.</p> <p>Describe overall condition of Foundation & structure.</p> <p>Kitchen windows popping out, windows painted in remote bldg floor, have decomposition, inaccessibile entries.</p> <p>Mold growth on roof fascia & at gutter connection to roof, leaks in kitchen. System waterproofing has been replaced multiple times, indication of leaks.</p> <p>Complex have lighting and external gutters.</p> <p>Interior floor surf. all panels are not compliant.</p> <p>Describe overall conditions.</p> <p>Floor to falling interior finishes.</p> <p>Non-compliant ADA. Rusted hardware/partitions, ceramic tiles good. Base-groover not ADA compliant. Kitchen tile floor good, painted CMU peeling, ACT ceiling water leaks, some missing doors, non-accessible hardware/home. (checklist).</p> <p>Large percentage of interior spaces not ADA compliant, some updates have been made. ADA materials code requirements.</p> <p>ADA code requirements.</p>
Interior	ADA Compliance Educational Adequacy Restrooms Food Service Dance/Performance Accessibility Code requirements	Pass Fail	<p>Recommendation Requirement of 25 roof fans & 4 roof ead HVAC units. Replace downspout which the entire area of the building. Not all exhaust water running during school operation is needed.</p> <p>Floor to falling interior finishes.</p> <p>Non-compliant ADA. Rusted hardware/partitions, ceramic tiles good. Base-groover not ADA compliant. Kitchen tile floor good, painted CMU peeling, ACT ceiling water leaks, some missing doors, non-accessible hardware/home. (checklist).</p> <p>Large percentage of interior spaces not ADA compliant, some updates have been made. ADA materials code requirements.</p>
MEP	Plumbing Roofing Service Pavement Asbestos HVAC/Structure Electrical Systems Fire Protection Emergency Lighting Data Center Mechanical Data	Pass Fail	<p>Recommendation Requirement of 25 roof fans & 4 roof ead HVAC units. Replace downspout which the entire area of the building. Not all exhaust water running during school operation is needed.</p> <p>Private power: MSD test.</p> <p>Original panel led to be upgraded/replaced, new SPD panels are good. Excessions of this type.</p> <p>Replace power due to age (a lot of postponed work for water vapor).</p> <p>ADA Compliant.</p> <p>Not compliant.</p> <p>if it present, Good condition, recommend sign table for code compliance. Adequate. Battery pack well mounted two lamp fixtures.</p> <p>Recommendation: update. TLD not working.</p> <p>Redundant.</p>

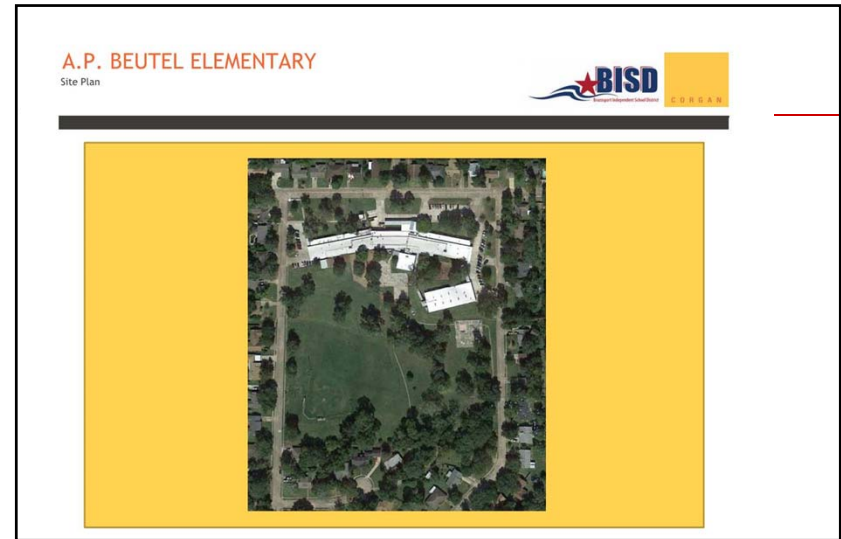
Total Score - 4.42

EDUCATION ADEQUACY ASSESSMENT


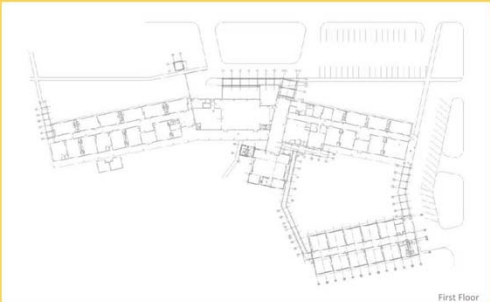
EDUCATION ADEQUACY	1=Excellent 2=Fair 3=Failure			2=Good 3=Fair			Special Notes or Observations
	1	2	3	1	2	3	
EDUCATION ADEQUACY							Describe overall conditions
Elementary Educational Adequacy							
Floor Ceiling Classroom size Minimum storage space board							
Special Education Classroom							Special Ed Classroom is regular room, not specific to function.
Restroom Restrooms Accessibility Showers							Restrooms available, but not accessible. Milkroom, etc. not accessible. No showers.
Science Room							No science rooms present.
Air Exchange Demo tables Sink Eye wash Fire Blanket Showers Utility shut off Fume hood Prep rooms							
Media Center							Library
Technology Reading area							1 table of computers. Smart board and projector.
Artistic Facilities							
Outdoor courts Outdoor fields Playgrounds Gymnasium Locker rooms							Gymnasium is used as gym for PE.
Language Resources							Classroom converted to computer lab. Exposed data/electrical cords.
Technology District & Data							Only 1 room, not adequate for size of school.
Art Facilities							
Art room Demo table							
Special Programs							
Demo tables Sink Eye wash Power Technology							
Average grade:							

A.P. BEUTEL ELEMENTARY Building Capacity Analysis

Rm No.	Room Name	Function	Area	Meets TEA	Design Capacity	Functional Capacity
1	Boucher	Classroom	1st Grade	Y	22	19
2	Waters	Classroom	1st Grade	Y	22	19
3	Gary	Classroom	1st Grade	Y	22	19
4	Miller	Classroom	1st Grade	Y	22	19
5	Grant	Classroom	4th Grade	Y	22	19
6	Castroverde	Classroom	1st Grade	Y	22	19
7	Crane	Classroom	4th Grade	Y	22	19
8	Beard	Classroom	4th Grade	Y	22	19
9	Cartford	Classroom	4th Grade	Y	22	19
10	Murphy	Classroom	4th Grade	Y	22	19
11	AP/CD	Classroom	Special Education	Y	NA	NA
12	Chobonau / Life Skills	Classroom	Special Education	Y	NA	NA
13	Stargattian	Classroom	1st Grade	N	18	19
14	Moran	Classroom	1st Grade	N	18	19
15	Morra	Classroom	1st Grade	N	18	19
16	Chamblee	Classroom	1st Grade	N	18	19
17	Gentry	Classroom	Special Education	N	NA	NA
18	Shart	Classroom	1st Grade	N	18	19
19	Assistant Principal	Office	Admin Office	NA	NA	NA
20	Overnight / Resident Counselor	Classroom	Special Education	Y	NA	NA
21	Vanderhord / Music	Classroom	Music	Y	NA	NA
22	Teacher Work Room	Classroom	Admin Office	NA	NA	NA
23	Restroom	Classroom	2nd Grade	N	20	19
24	Power / Interventionist	Classroom	Intervention	Y	NA	NA
25	Janly	Classroom	2nd Grade	N	20	19
26	Janison	Classroom	2nd Grade	N	21	19
27	Scott	Classroom	2nd Grade	N	20	19
28	Crapp	Classroom	2nd Grade	N	21	19
29	Williams	Classroom	Kindergarten	N	17	19
30	Computer Lab	Classroom	Computer Lab	NA	NA	NA
31	March	Classroom	Kindergarten	N	17	19
32	Watts	Classroom	Kindergarten	N	18	19
33	Wendish	Classroom	Kindergarten	N	17	19
34	Bullon	Classroom	Kindergarten	N	18	19
35	Emmons	Classroom	Kindergarten	N	18	19
36	Busell	Classroom	ESL	N	NA	NA
37	Special Education	Classroom	Special Education	Y	NA	NA
38	P.F. Parable	Office	Admin Office	NA	NA	NA
39	SEARCH / Gifted & Talented	Multipurpose	Enrichment Classroom	Y	12	21
40	Calabria	Classroom	Gifted Ed.	NA	17	19
41	Library	Classroom	Library	N	NA	NA
42	Office	Office	Admin Office	NA	NA	NA
43	Office	Office	Admin Office	NA	NA	NA
44	Nurse	Office	Admin Office	NA	NA	NA
45	Wiley Workroom	Classroom	Admin Office	NA	NA	NA
46	Workroom	Break Room	Admin Office	NA	NA	NA
Total Capacity					525	515





A.P. BEUTEL ELEMENTARY
Floor Plans

First Floor

BRAZOSPORT ISD

A.P. BEUTEL ELEMENTARY
303 Lightsum Lake Jackson, Texas 77566

SITE INFORMATION
Current # of Parking Spaces: 86 total, 3 handicapped
Parent drop-off/pick-up: Parking & drop-off/pick-up inadequate
Bus drop-off/pick-up: Drop-off & pick-up inadequate. Dismissal of students occurs in 3 different areas.

General Notes:



Site Conditions	Multiple parking areas, all concrete with parking/fire lane striping. At least 3 handicapped accessible.
Parking & Drives	Sidewalks good condition, some replaced due to tree roots, roof drainage onto sidewalks.
Sidewalks	Some sidewalks ADA accessible, handicapped parking available
ADA Accessibility	Marquee clear and good condition, no handicapped signage in parking
Site Signage	Not ADA compliant, decomposed ground material
Playground Areas	Fair condition, no safe-fall material, previous ground material very decomposed.
Condition	Playground not accessible, needs ramp
Accessibility	Concrete & asphalt surfaces have water ponding and cracking.
Athletic Areas	Fields overgrown
Landscaping/Irrigation	Shrubs pulled away from bldg, not ideal for security, Maintenance needed at back
Utilities & Drainage	Drainage done through swaling. Significant water ponding.
Dumpster Service Area	Shares main entry drive. Difficult for trucks to maneuver.
Site Lighting	Minimal site lighting, minimal parking light poles, athletic field lighting
Security	No entry vestibule, card access at front door, security cameras not installed yet, remote bldgs - no security.
Chain Link Fencing	No chain link fencing around site. Doors must be open to access remote buildings
Ornamental Fencing	No ornamental fencing around site.

EXISTING SITE ASSESSMENT FORM

The information contained in this document is based on a visual inspection of the site and may not be complete. The user of this report is advised to conduct a visual inspection of the subject property and to verify particular areas or systems that may require more in-depth and/or other study.

Item	Condition	Notes
Site Conditions		
Multiple parking areas, all concrete with parking/fire lane striping. At least 3 handicapped accessible.		
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Ornamental Fencing		
No ornamental fencing around site.		

BRAZOSPORT ISD

A.P. BEUTEL ELEMENTARY
303 Lightsum Lake Jackson, Texas 77566

EXTERIOR BUILDING INFORMATION
Exterior Building Cladding: Brick with concrete masonry unit infill.
Materials: Brick with concrete masonry unit infill.
Roof Type: Low slope, multiple penetrations
Exterior Window Materials: Single pane, aluminum frame windows

General Notes:

Exterior Building Condition	
Exterior Envelope	
Wall Condition	Poor. Paint/plaster peeling. Cracks at brick. Mold/algae growth at exterior
Window Condition	Kitchen windows popping out, windows painted in remote bldg
Doors/Entrances	Poor. Paint discoloration. Inaccessible entries
Secure Entrances	Only card access at front entry, no entry vestibule
Foundation/Structure	Describe overall condition of foundation & structure
Roofing Areas	Mold growth on roof fascia & at gutter connection to roof, leaks in kitchen
Existing Warranty	Unknown at this time
Area for repair	Replacement for areas nearing end of life cycle
Area for Replacement	Replacement for areas nearing end of life cycle
Exterior Building Lighting	Minimal building lighting, most under canopies, exposed conduit
Kitchen dock/loading entry	No dock present, just driveway shared with dumpster access
Canopies	Canopies have lighting and internal gutters.
Additional Information	None.

EXISTING EXTERIOR BUILDING ASSESSMENT FORM																																																																																					
<p>The information on this form is to be used by the Assessor to determine the condition of the exterior of the building. It is not intended to be used as a basis for determining the structural integrity of the building or the safety of the building. The Assessor is not responsible for the safety of the building or the safety of the building's occupants.</p>																																																																																					
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A.P. BEUTEL ELEMENTARY

300 Ligtstrum Lake Jackson, Texas 77564

INTERIOR BUILDING AREAS

Circulation: Ample circulation.

Interior signage: Room number signage.

Layout: Spread out, circulation into east wing is outdoors as is circulation to remote bldg. Security is a major concern.

General Notes:

Interior Building Areas:

- Classrooms:** Classroom wings are separate from each other. Multiple points of entry.
- SPED Classrooms:** These programs take place in regular classrooms. No specialized rooms for Special Ed.
- Science Labs:** N/a.
- Computer Labs:** Only 1 computer lab. Not enough electrical/data
- Art/Music:** Acoustical ceiling tile(ACT), electrical conduits down walls, mostly CMU/brick, 12X12 ACT glued to wall.
- Library:** Accessible storefront entry, extinguishers behind shelving, exterior fire door not accessible. Lack of storage.
- Cafeteria:** Cafeteria is also used as gym. Slippery floors on humid days. Kitchen is small with one serving line
- Kitchen/Serving:** Roof leaks, paint peeling, not accessible, retrofitted freezer, no vent in RR
- Gymnasium:** VCT Floor has wear/chipping, doubled as Cafeteria, ceiling good condition.
- Auditorium:** Is gym/cafe/teria. Does not fit visitors during performances.
- Administration:** Inadequate number of offices. No conference rm.
- Staff Work Areas:** Teacher's work room & lunch room are the same space. Parents work in teacher's work room as well when volunteer. Cramped. Inadequate storage
- Clinic:**

A.P. BEUTEL ELEMENTARY

300 Ligtstrum Lake Jackson, Texas 77564

INTERIOR FINISH INFORMATION

Flooring Types: VCT, linoleum, and carpet

Walls: Concrete masonry unit and brick

Ceilings: Acoustic ceiling tile(ACT)

General Notes:

Interior Building Condition

- Ceilings:** Visible leakage & ceiling replacement/patching
- Floors:** Vinyl composite tile(VCT)-cracking/pitting. Carpet-spots indicative of moisture/leaks.
- Interior Wall Finishes:** peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-some cracking in various areas.
- Millwork:** Termite damage @ some millwork. Laminate surfaces-some chipping in various areas.
- Restrooms:** non-accessible RR. Rusted hardware/partitions, ceramic tiles-good. Base-poor
- Food Service Areas:** Not ADA compliant. Kitchen-tile floor good, painted CMU-peeling, ACT ceiling-water/leakage/replacements done.
- Doors and Hardware:** Some rusting doors, non-accessible hardware/some thresholds
- ADA Compliance:** Large percentage of interior spaces not ADA compliant, some updates have been made.

EXISTING INTERIOR FINISHES ASSESSMENT FORM							
	1= Excellent	2= Good					
	3= Fair	4= Poor					
	5= Failure						
	Maintenance Cycle Schedule Years	Condition or Quality					
	1	2	3	4	5	6	Special Notes or Observations
Interior Building Condition							
Interior Wall Finishes							
Acoustical Ceilings							Poor to failing interior finishes.
Acoustical Ceilings							Visible leakage & ceiling replacement/patching
Ceiling Joint Condition							Some areas need replacing as leaks/wear have occurred.
2 in or 2 1/2 in - Condition and Type							
Vinyl Coated or Other type installed in grid system							2x4 ceiling tiles. Warped tiles in Cafeteria/combo/some classrooms
Plaster Ceilings							
Drywall Ceiling							
Metal Ceilings							
Exposed Plaster Ceilings							
Soffit / Bulkhead Walls							Plywood being used under soffit maybe due to leakage. Mold growth under soffit in entry
Special Ceilings (Soundproofing) / Mass.							Acoustic tiles glued to wall of music room, mold growth.
Floors							Vinyl composite tile(VCT)-cracking/pitting. Carpet-spots indicative of moisture/leaks, stains/wear needs attention. Water spots from roof leaks. Some carpet bubbling.
Carpeting							Areas of pitting/cracking/displacement in dense spaces. Some tiles pulling apart.
Resilient Flooring - VCT							
Paints / Stone / Marble							
Quantity Tile							
Ceramic Tile							
Wood Flooring							At Cafeteria stage
Tilestone Floor / Special Composite							Remove building-good condition throughout.
Finish Concrete (leveling)							
Slab Finishes							
Special Flooring - Mass. Related Access Flooring							
Interior Wall Finishes							peeling paint @ CMU. ACT tiles glued to wall-mold growth. Wood veneer-good condition. Brick-some cracking in various areas.
Interior Partition Construction							Mostly CMU/brick construction.
Wall Studs at interior columns							Painted with some peeling
Clayboard & Gypsum							
Gypsum board at interior column furrings							
Type, Det. Ties, & Fast Interior column furrings							
Studs insulation at interior face of exterior wall							
Gypsum board at interior face of exterior wall							
Type, Det. Ties, & Fast Interior face of exterior wall							

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
2= Good
3= Fair
4= Poor
5= Failure

Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations		
			1	2
Interior Ceiling Finishes				
Wall Surface Finishes & Views		Painted CMU peeling. Wood panels for condition, vinyl siding for condition. Brick cracking		
Demountable / Floating Office Partitions				
Interior Lockers / Soundproofing / Misc.				
Interior Wall Base & Trim		Rubber base trim replaced several times		
Misc. Finishes				
Milwork Cabinets		Terrible damage @ some milwork. Laminated surfaces-some chipping in various areas.		
Display Cases				
Marker Boards		Not present in all classrooms		
Building Directives		Not present		
Corner Guards		Not present		
Tables				
Misc. Benches				
Interior Signage / Graphics / ADA Graphics		Mostly not present, only in updated areas		
Base Building Graphics & Signage				
Interior Finish Graphics & Signage				
AV Equipment		Not present in all classrooms		
AV Presentation Screens		Some whiteboards used as screens, all screens hung from A/C		
Interior Window Blinds		Not present in most classrooms		
Locking Desk Equipment				
Digital clocks		Not present - Analog clocks throughout building		
Wireless access		Cables are routing		
Comms Systems				
Phone Systems				
Call Phones				
Passenger Elevators				
Call Phones				
Domestics Life				
Overall Restroom Condition & Finishes		Non-accessible RR. Rusted hardware/partitions, ceramic tile-good. Base poor		
Restroom Walls		Overall good conditions throughout		
Restroom Cabinets		Mostly good condition		
Restroom Fixtures		Some minor deterioration and rusting		
Toilet Partitions		Cables are routing		
Toilet Accessories		not ADA compliant		
ADA accessibility		No restroom is ADA compliant except for remote bldg & RR addition		
Food Service Areas		Not ADA compliant. Kitchen floor good, painted CMU peeling, A/C ceiling water leakage/replacements done		
Equipment		Ductwork		
Service Lines		Components are outdated and no water service is provided		
Oil return area		Functional but aged and showing wear		
Oil storage area		Unimpaired		
Fuel transfer and refrigerant		Aged and showing wear		
Exhaust Hood		Not code compliant		
Flooring material and base		Ceramic tile floor has aged and showing wear		
Ceiling material		Acoustic ceiling tiles aged and showing wear		
Wall Material and finish		Damaged at various juncture penetrations CMU painted walls, paint is chipping/peeling		

EXISTING INTERIOR FINISHES ASSESSMENT FORM

1= Excellent
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Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations		
			1	2
Staff restrooms		Not ADA Compliant. No vent. Provided but area is very small		
Seamless Laminar rooms		Inadequately small. Located inside kitchen work area		
Food Service Office				
Interior Doors & Hardware		Some rusting doors, non-accessible hardware/some thresholds		
Interior Showers / Glass Walls / Bonus Lites		ADA compliant		
Interior Stairwell Entry Doors		Mostly wood in worn condition, some thresholds not ADA, some doors have no threshold		
Interior Closets (including frames)				
Interior Overhead / Railing Doors & Grilles				
Special Doors				
Interior Hardware		Not accessible		
Interior Stair Frame Hardware				
Interior Wall Base & Trim / Cabinets / Misc. Finishes		Base trim replaced in several areas, cabinets have terrible damage, laminate finish chipping		
Interior ADA Compliance & Accessibility		Large percentage of interior spaces not ADA compliant, some updates have been made.		
Restrooms - Fixtures & Accessories		Not ADA compliant except remote bldg addition		
Drinking Fountains		Not ADA compliant		
Interior Ramps				
Interior Stairs		Not present		
Interior Carts and Hardware		Most classrooms not ADA compliant, larger spaces compliant		
Milwork/Food Workspaces		Not ADA compliant		
Isolator?				
ADA Compliance		ADA is not suspected to be present.		
Presence of ACM Materials suspected?		No		
Building Code Requirements		Building code requirements met?		
Energy code requirements met?		Unknown at this time.		
Fire code requirements met?		Unknown at this time.		
Average Interior Grade:		3		

BRAZOSPORT ISD



A.P. BEUTEL ELEMENTARY
300 Lightstrum Lake Jackson, Texas 77566

PROJECT INFORMATION
HVAC Unit Brand/Models: Unknown at this time.
Current Design Capacity: Unknown at this time.
Current Load: Unknown at this time.

System	Notes
Mechanical Systems	
Warranty	Unknown at this time
Central Plant	Expand Central Plant area/room; replace all equip except chiller.
Roof Top Units	Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units
Ductwork	Replace ductwork which is the oldest area of the building.
EMS	Recommend completing upgrade when installing new HVAC eqgmt.
Electrical Systems	
Classroom Lighting	Condition: unknown at this time
Corridor Lighting	Condition: unknown at this time
Primary Power	Primary power: MSB new.
Panels	Original panel bd to be upgraded/replaced; new SqD panels are good.
Clock/Bell/PA	Bogart system in good condition. Recommend an upgrade due to age.
Plumbing Systems	
Main Water Supply	Replace pipe due to age (a lot of galvanized pipe for water supply)
Drinking fountains	Functional, not ADA compliant.
Toilet Fixtures	ADA Compliant
Lavatory Fixtures	ADA Compliant.
Life Safety Systems	
Fire Sprinkler	Not sprinklered.
Fire Extinguishers	Condition: Unknown at this time.
Fire Alarm	FA Present. Good condition, recommend upgrade for
Technology	
Power/data	Inadequate.
Wireless	Yes.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
2= Good
3= Fair
4= Poor
5= Failure

MEP/FP Systems	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations	
				1
HVAC				
Central Plant (including chillers, pumps, piping, valves, controls, & room)			Expand Central Plant area/room; replace all equip except chiller.	
Roof Mounted HVAC equipment (OA units, exhaust/return press fans, etc.)			Recommend Replacement of 15 roof fans & 4 roof-mtd HVAC units	
Main vertical trunk ducts through roof & floors (including raised chases)			Replace ductwork which is the oldest area of the building.	
Main horizontal trunk duct			Replace ductwork which is the oldest area of the building.	
Premeter zone low pressure ductwork & diffusers (7-low static)			Unknown at this time	
Interior zone Variable Air Volume Boxes			Unknown at this time	
Interior zone low pressure ductwork & diffusers			Unknown at this time	
Ceiling mounted return air grille			In oldest area of building needs to be replaced.	
Return air screens at main return air intake			In oldest area of building needs to be replaced.	
All necessary fire dampers and smoke detectors as required by code			Unknown at this time.	
All necessary exhaust fans, ductwork, and electrical connections			Not all exhaust were running during school operation as needed.	
Electrical connections to all roof mounted equipment			Properly support conduits & provide protection; repair/replace broken	
Electrical connections to all Central Plant equipment			Complete installation of DDC; remove old leaking Phem. Sys (hybrid)	
DDC Control points for all roof mounted equipment			Unknown at this time.	
DDC Control points for all internal tenant building mounted equipment			Unknown at this time.	
DDC Control points for all VAVs			Unknown at this time.	
Structural trim and curbing for roof mounted equipment				
Energy Management System			Recommend completing upgrade when installing new HVAC eqgmt.	
HVAC system must meet IECC-2012 for noise criteria in occupied spaces			Unknown at this time	
Wall mounted thermostats			Unknown at this time	
Weatherstrips still in effect			Unknown at this time	
Plumbing				
Main domestic water supply			Replace pipe due to age (a lot of galvanized pipe for water supply)	
Water heater systems (including piping & install)			Age & condition of water heater systems to be determined	
Sanitary waste water lines			Piping observed thru cleanout appears in good condition	
All condensate piping and drainage			Condensate pipes on roof - damaged, disconnected, shortens roof life	
Building roof drainage piping			Outlet system has failed in many areas & is full of debris through out	
Toilet Fixtures - Condition and Type			ADA Compliant	
Lavatories - Condition and Type			ADA Compliant.	
Faucets - Condition and Type				
Electrical Water coolers - Condition and Type/ ADA			Functional, not ADA compliant.	

MEP SYSTEMS ASSESSMENT FORM

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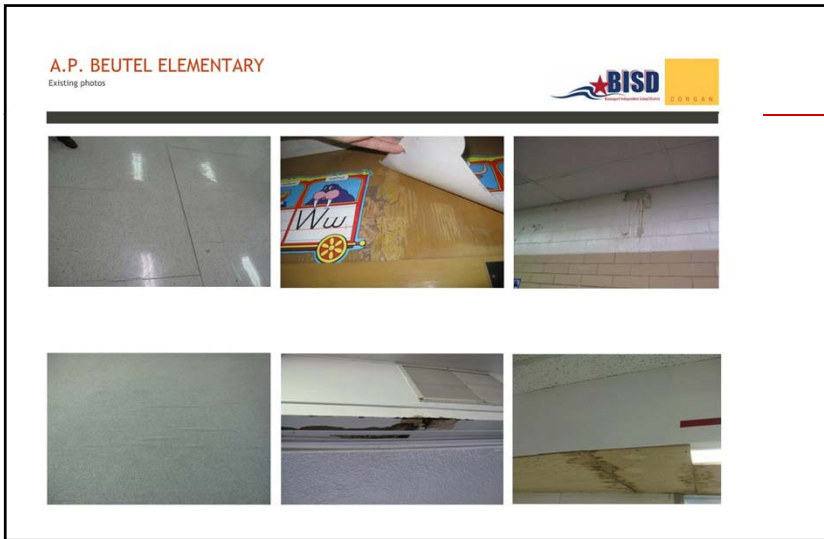
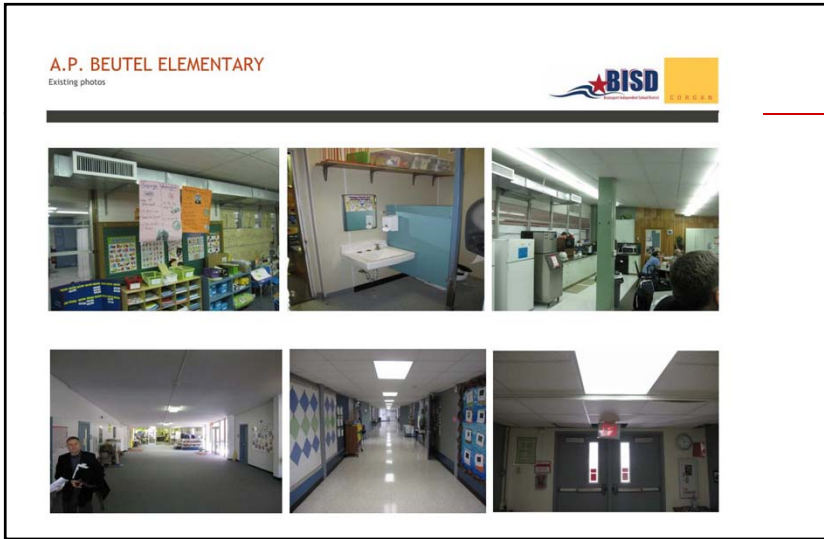
	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
Electrical			
Primary Service & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Primary power: MSB new.
Power company transformer	<input type="checkbox"/>	<input type="checkbox"/>	same as above.
Main building switchgear including breakers	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time.
Distribution Feeders	<input type="checkbox"/>	<input type="checkbox"/>	Original panel bd to be upgraded/replaced; new SqD panels are good.
Panels (PAC, Lighting, & power)	<input type="checkbox"/>	<input type="checkbox"/>	Condition: unknown at this time
Classroom lighting and type	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Corridor lighting and type	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Light fixture Feeders	<input type="checkbox"/>	<input type="checkbox"/>	
Wall Switches	<input type="checkbox"/>	<input type="checkbox"/>	
Receptacles	<input type="checkbox"/>	<input type="checkbox"/>	
Equipment Connections	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Electric Heating	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Clock/Battery Systems	<input type="checkbox"/>	<input type="checkbox"/>	Bogon system in good condition. Recommend an upgrade due to age.
Telephone/Data Outlets	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
UPS Systems	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Life Safety Systems			
Sprinkler Main Floor	<input type="checkbox"/>	<input type="checkbox"/>	Not sprinklered
General Building Wet Pipe System (per code)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Sprinkler Heads - Condition and type	<input type="checkbox"/>	<input type="checkbox"/>	
Base Building Fire Alarm System (dry addressable)	<input type="checkbox"/>	<input type="checkbox"/>	FA Present. Good condition, recommend upgrade for code compliance.
All Data Points & associated wiring	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Fire Alarm Annunciation Panel	<input type="checkbox"/>	<input type="checkbox"/>	None
Horn Strakes & wiring	<input type="checkbox"/>	<input type="checkbox"/>	Recommend upgrade for current code compliance
Fire Alarm Pulls	<input type="checkbox"/>	<input type="checkbox"/>	Recommend upgrade for current code compliance
Emergency Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Adequate: Battery pack wall mounted two lamp fixtures.
Exit Signs	<input type="checkbox"/>	<input type="checkbox"/>	Recommend replacement, approx. 1/2 not working
Fire Extinguisher cabinets per code	<input type="checkbox"/>	<input type="checkbox"/>	Unknown at this time
Fire Extinguishers	<input type="checkbox"/>	<input type="checkbox"/>	Condition: Unknown at this time.

MEP SYSTEMS ASSESSMENT FORM

1= Excellent
2= Good
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5= Failure

	Maintenance Cycle Schedule Years	Condition or Quality	Special Notes or Observations
Technology Systems and Equipment			
Teacher computer drops	<input type="checkbox"/>	<input type="checkbox"/>	Inadequate.
Student computer drops	<input type="checkbox"/>	<input type="checkbox"/>	
Wi-Fi	<input type="checkbox"/>	<input type="checkbox"/>	Yes.
Computer laboratories	<input type="checkbox"/>	<input type="checkbox"/>	
Smart board	<input type="checkbox"/>	<input type="checkbox"/>	
Projectors	<input type="checkbox"/>	<input type="checkbox"/>	
MDF rooms	<input type="checkbox"/>	<input type="checkbox"/>	
IDF Rooms	<input type="checkbox"/>	<input type="checkbox"/>	
Average MEP Grade:			4





FACILITY CAPACITY – EXPLANATION

- Design Capacity
 - Each room is assumed to be full at all times during the day
- Functional Capacity
 - Takes into account how the school is being utilized
 - General classrooms
 - Labs
 - Electives/non-core (MS and above)
 - Special education
 - Intervention rooms
 - Specials
- Actual Capacity
 - Actual enrollment at the school based on most recent PIEMS data

EDUCATIONAL ADEQUACY

- How well the school is equipped for today's education:
 - Capacity model shows balance - neither overcrowding or under-utilization
 - Technology integration and access into the facility
 - Room arrangement and amenities
 - Flexible, collaborative spaces
 - Program spaces
 - Media center functionality and relevance
 - Science laboratories and equipment
 - Playgrounds and athletic facilities
 - Career and Technical Education spaces
 - Spaces for intervention, special education and special needs

Demographic Study

DEMOGRAPHIC STUDY

- A Demographic Study is useful to assist in long range planning as it relates to either growth or decline as well as shifts in populations or groups and their makeup.
- Future developments can be anticipated and planned for.
- The Methodology:
 - Use of a leading indicators model for employment
 - Use of projections of housing throughout the District to develop projections, by location, of added students annually over a ten-year period
 - Cohort-survival procedure to define long-range District-wide projections, based on retention, advancement, and attrition as well as housing starts and employment trends

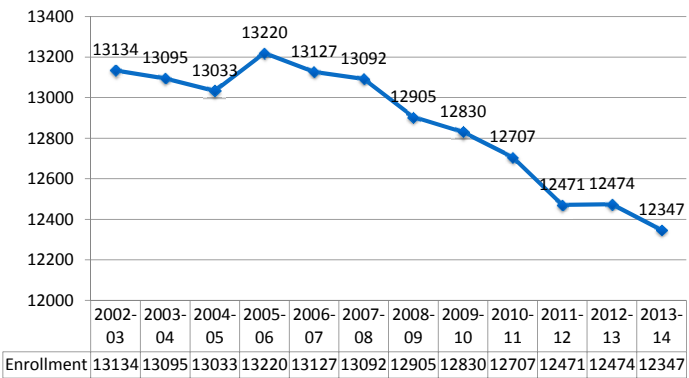
POPULATION & SURVEY ANALYSIS

- Demographic Approach for BISD
 - Brazosport ISD demographic trends
 - Employment trends
 - Industry growth or restructuring
 - Housing projections
 - Ratios: students per household
 - Current student population characteristics
 - Projected student enrollment
 - Long range planning
 - Attendance zones and feeder pattern models
 - Capacity model

DEMOGRAPHIC STUDY

- Demographic Study
 - (Conducted by Templeton Demographics in 2014)*
- Report Highlights
 - BISD student population decreased by 787 students from 2002-03 to 2013-14
 - Full report will be presented to this committee at April 24 meeting.

DEMOGRAPHIC PROFILE



21st Century Learning Environments

21st CENTURY LEARNING

- Collaboration and Teamwork
- Augmented by technology
- Real-World relevance



21st CENTURY LEARNING

- Flipped Classrooms
 - Lecture/Information Content delivered on-line, off hours
 - Self-paced
 - Retrievable
 - Instructor chat on-line
 - Class time used for collaborative learning, project based learning, instructor facilitating



PROJECT BASED LEARNING

- Relevance of curriculum to real-world problems and processes.
- Hands-on approach
- Teamwork
- Collaboration



PROJECT BASED LEARNING



Career and Technical Education

CAREER AND TECHNICAL EDUCATION (CTE)




CTE TODAY

- 21st century *workplace* trends applied to the 21st century *learning* environment
- Broad knowledge-base and experience - compiling the best solutions across market sectors
- Technology
- Innovation



CTE TODAY

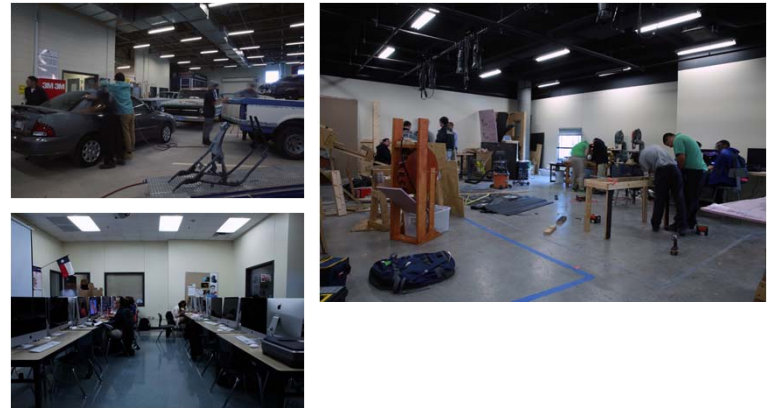
- Understand the current Endorsements
- Understand the market – the needs, the student preferences
- Understand the future of the markets
- Understand the alignment of education and work place and the alignment of both for Brazosport ISD students
- Understand the work/learning environment
 - Collaboration
 - Flexibility
 - Future needs



DUBISKI CTE CENTER | GRAND PRAIRIE ISD



DUBISKI CTE CENTER | GRAND PRAIRIE ISD



DUBISKI CTE CENTER | GRAND PRAIRIE ISD

- Full Day Comprehensive High School Model
- Partnered with District to develop program; not an expansion of existing CTE but a re-invention.
- Researched job boards for future employment needs before setting program
- Facility is entirely flexible to accommodate program changes – no bearing walls
- Break out and collaboration spaces facilitate project-based learning curriculum and professional environment



TYLER ATCC | TYLER ISD



TYLER ATCC | TYLER ISD

- Half Day "Block" Model
- Defined Program and curriculum with district
- Defined program based upon district need and reviewed all options available
- Worked with local colleges on curriculum subject matter
- Open and Flexible Spaces

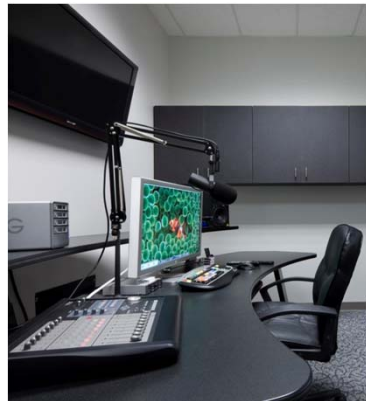


NORTHWEST HIGH SCHOOL | NORTHWEST ISD



NORTHWEST HIGH SCHOOL | NORTHWEST ISD

- Specialized Classroom Model
- State of the art Television Studio
- Media Arts Technology Academy
- Understanding of Technology needs
- Real world production



EATON HIGH SCHOOL | NORTHWEST ISD



EATON HIGH SCHOOL | NORTHWEST ISD

- Project Based Learning High School
- Flexible Professional Environment
- International Business and Entrepreneurial Academy
- Defined Program needs with district



NORTHSIDE CULINARY AND CTE | FORT WORTH ISD



NORTHSIDE CULINARY AND CTE | FORT WORTH ISD

- Magnet “Academy” Program
- Total integration of video technology with tracking cameras
 - Live feed into dining area and classrooms
 - Video capture for re-broadcast or distance learning
- Professional Chefs as instructors
 - Developed real-world curriculum
 - Designed real-world spaces and equipment
- Facility is one of District’s “Gold Seal” choice programs to serve all students
- Adjacent High School offers pathway courses
- Students in the program are the best ambassadors



TSTC/RED OAK – INDUSTRIAL TECHNOLOGIES



Brazosport Independent School District
Long Range Facilities Planning Committee Meeting Attendance
On April 10, 2014

Committee Members Present:

Cole-Andrews, Marla
Cundieff, Casey
Guilherme, Mary
Handly, Adam
Karamian, Anna
Koch, Jim
Lindsey, Drew
Martin, Jim
McCollough, Terry
Rayburn, Duane
Redden, Johnnie
Roznovsky, Gerald
Stephenson, David
Strambler, June
Strawn, Melissa
Trahan, John
Tidwell, William
Vandaveer, Mike
Willson, Kirk

Committee Members Absent:

Bass, Brooks
Campos, Rev. Hector
McKay, Scott
Olvera, Al
Perez, Dawn
Starr, Kimberly
Villanueva, Gabriel
Villanueva, Lynda
Wiley, Savannah

BISD Staff Members Present:

Burger, Monty
Craig, John
Damian, Eddie
Damian, Ron
Garapetian, Irenna
Gardner, Nancy
Holacka, Karin
Kocurek, Clint
Massey, Danny
McCoy-Jackson, Sandra
Morris, Laura
Schaefer, Dan

Guest/Visitor:

Schwertner, Scott



Long-Range Facilities Planning Committee
Meeting - April 10, 2014 at 6:00 PM

Secretary

Chair +
Person

Name	Signature
MEMBER	
Bass, Brooks	
Campos, Rev. Hector	
Cole, Marla	✓
Cundieff, Casey	Casey Cundieff
Guilherme, Mary	Mary Guilherme
Handly, Adam	Adam Handly
Karamian, Anna	Anna Karamian
Koch, Jim	✓
Lindsey, Drew	Drew Lindsey
Martin, Jim	Jim Martin
McCollough, Terry	Terry McCollough
McKay, Scott	x
Olvera, Al	x
Perez, Dawn	x
Rayburn, Duane	Duane Rayburn
Redden, Johnnie	Johnnie Redden
Roznovsky, Gerald	Gerald Roznovsky
Starr, Kimberly	x
Stephenson, David	David Stephenson
Strambler, June	June Strambler
Strawn, Melissa	Melissa Strawn
Trahan, John	✓
Tidwell, William	William Tidwell
Vandaveer, Mike	Mike Vandaveer
Villanueva, Gabriel	x
Villanueva, Lynda	x
Wiley, Savannah	x
Willson, Kirk	Kirk Willson



Long-Range Facilities Planning Committee
Meeting - April 10, 2014 at 6:00 PM

<u>GUEST/VISITOR</u>	
Scott Schweitzer	
MARLA ANDREWS	member